

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS  
OF SAN BERNARDINO COUNTY, CALIFORNIA  
AND RECORD OF ACTION**

**39**

April 10, 2001

FROM: **JOHN YUHAS**, Real Property Manager  
Real Estate Services

**LEYDEN HAHN**, Director  
Information Services Department

SUBJECT: **SUBLEASE AGREEMENT WITH NEXTEL OF CALIFORNIA, INC.**

**RECOMMENDATION:**

1. Approve a five-year sublease agreement with Nextel of California, Inc., doing business as Nextel Communications, to provide rack space for Information Services Department (ISD) in Baker from May 1, 2001 to April 30, 2006 in the amount of \$12,742.
2. Authorize the Auditor/Controller-Recorder to increase rent appropriations budget (IAM-NMC-2905) by \$12,742. (4 Votes Required)

**BACKGROUND INFORMATION:** Beginning in 1989, the County required an 800 MHz radio system throughout the County for emergency radio coverage of the County's major corridors. On August 14, 1989, the Board of Supervisors approved a master lease agreement with AT&T for seven communication sites to assist in coverage in the northeastern portion of the County. This linked the Rodman Mountain and Mountain Pass areas to the County's MHz system.

The County received notice from AT&T that six of the seven sites' ownership will be transferred to American Tower, Inc. AT&T's original annual site fee of \$70,000 for seven sites is estimated to increase to \$130,000 for six of the sites. Because of increased rental fees and the need to enhance the coverage of the MHz system, ISD identified an alternative location (the Afton Mountain site) for realignment of the system in the northeastern area of the County. The Afton Mountain site was developed by SpectraSite Communications who subsequently leased the property to Nextel Communications. ISD requested Real Estate Services (RES) contact Nextel Communications to negotiate a five-year sublease agreement with four five-year options to extend the term for two communication rack spaces on one site. RES will research other areas to relocate the remaining 800 MHz radio system from the other sites. The County can terminate the lease with 90 days notice to Nextel Communications.

**REVIEW BY OTHERS:** This agenda item has been reviewed by ISD, the County Administrative Office (Administrative Analyst Lynn Chacon), and approved as to legal form by Deputy County Counsel Jean Basle on March 14, 2001.

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FINANCIAL IMPACT: The total cost of the five-year lease is \$12,742. The monthly lease payments are \$200/full service with 3% annual increases through the term. The monthly lease payments will be paid directly from ISD Budget (IAM-NMC-2905). The current year lease cost is \$400 (two months at \$200). Annualized costs of the lease are as follows:

<u>Year:</u>	<u>Annual Lease Cost:</u>
May 1, 2001 - April 30, 2002	\$2,400
May 1, 2002 - April 30, 2003	\$2,472
May 1, 2003 - April 30, 2004	\$2,546
May 1, 2004 - April 30, 2005	\$2,623
May 1, 2005 - April 30, 2006	\$2,701

SUPERVISORIAL DISTRICT: First

PRESENTER: John Yuhas

TS: 7-7831

bas: 7-7830